



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Tuesday, March 21, 2023

Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting via Zoom on Tuesday, March 21, 2023, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Paul Ware
Associate Members Present: Dennis Fiori, Walter Clay, Timothy Whitney
Members Absent: Melinda Shumway, William Huyett, Katharine Mast, Kate Chartener, Henry Moss
Staff: Ann Clifford, Senior Planner
Hayleigh Walker-Kurland, Administrative Assistant

Chair Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Chair Berrizbeitia, Paul Ware, Dennis Fiori, Walter Clay, and Timothy Whitney.

CONTINUED PUBLIC HEARINGS

2-6 Lexington Road, American Mile Historic District, to construct an accessible entry addition to the Wright Tavern, pocket park and other associated landscape changes.

Mr. Ware moved to continue the application of the First Parish Unitarian Church, American Mile Historic District, to construct an accessible entry addition to the Wright Tavern, pocket park and other associated landscape changes at 2-6 Lexington Road to the meeting of April 20th. Mr. Fiori seconded the motion Chair Berrizbeitia, yes; Paul Ware, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes. The motion passed (5-0) by a roll call vote.

NEW PUBLIC HEARINGS

100 Keyes Rd - Unit 110, Main Street Historic District, to install new patio door, window and trim.

Scott Thayer appeared for the hearing on behalf of Jean Nye and reviewed the proposed changes. The window would be replaced with an Andersen sliding window, side panel and transom windows consistent with what has been installed in other areas of the building.

The Commissioners had no comments regarding the proposed changes.

The Chair opened the hearing for public comments and there were none.

Mr. Ware moved to approve the application of the Jean Nye, Main Street Historic District, to install new patio door, window and trim at 100 Keyes Road. Mr. Fiori seconded the motion. Chair Berrizbeitia, yes; Paul Ware, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes. The motion passed (5-0) by a roll call vote.

Documents Used: photos

252 Main Street, Main Street Historic District, to replace windows and widow's walk.

Andrew Peddar appeared for the hearing along with Lisa Adamiak from Nashawtuc Architects. Ms. Adamiak gave an overview of the windows that had previously been installed at 252 Main Street over the years. For this application, they are proposing to install Marvin Ultimate Double Hung Insert G2 Clad exterior windows. Ms. Adamiak noted that pockets of air continue to be a persistent issue with the original windows. Mr. Peddar would like to create a more energy efficient home and proposes to install insert windows. Ms. Adamiak stated that the exterior look of the windows would not be a significant change, and they can install half screens to mimic the look of storm windows and will not change the existing exterior trim. Regarding the existing widow's walk, Ms. Adamiak stated that it is in very poor shape and needs to be replaced. The railing and post configuration of the proposed widow's walk would match the deck located at the back of the house and would be made from PVC for the sake of longevity.

Mr. Fiori asked what windows had previously been replaced and Ms. Adamiak confirmed that they had replaced the dormer windows as well as the windows in the back of the house. Mr. Fiori asked if the windows they are planning to replace are original to the house and Ms. Adamiak confirmed that they were. Mr. Fiori and Ms. Adamiak discussed possible alternatives since the HDC encourages retaining original historic windows. Mr. Fiori also pointed out the existing curve in the balustrade of the widow's walk and noted that removing it would not be appropriate.

Mr. Whitney asked for clarification on the design of the proposed windows. He noted that the proposed windows are dimensionally close to the existing windows, however he shared Mr. Fiori's concerns regarding new inserts. He was also not in favor of the proposed design for the balustrade for the widow's walk as it would not reflect the original architectural details.

Mr. Ware shared the concerns about the loss of historical details but applauded the property owner's efforts to improve energy efficiency.

Mr. Clay asked why some windows were six-over-sixes and others were one-over-ones. Ms. Adamiak stated it was probably a cost-saving move made by the previous owners. Mr. Clay stated that he was concerned about the loss of architectural details in the widow's walk. He suggested possible alternatives for the windows. Ms. Adamiak noted that she was aware of buildings older than 252 Main Street whose original windows had been replaced.

Mr. Peddar stated that they have invested a great deal of time and money into improving the house and preserving its historical features, and they also would like to reduce energy consumption. Mr. Clay asked him if there was existing insulation in the walls and Mr. Peddar stated that the majority of the insulation was located on the back of the house.

The Chair agreed with his fellow Commissioners regarding the widow's walk. He would like to see an exact restoration with a mix of materials. Regarding the windows, the Chair reiterated the agenda notes made by Senior Planner Clifford which stated that the one-over-one windows that were originally installed were unusual for the time. He agreed that the windows could be replaced with more modern windows.

The Chair opened the hearing for public comments and there were none.

Mr. Peddar stated that maintenance of the widow's walk is incredibly difficult which is why they were pursuing the option of PVC, however they will consider a hybrid option. He also stated that he was interested in possible alternatives for windows.

Both the Chair and Mr. Fiori stated that this project is not a matter of either-or in terms of materials. Compromises have been made in previous projects and they would be interested in reviewing alternatives so as to better preserve historic features.

Mr. Ware stated that there is a spectrum of perfection. On one end you have complete restoration and on the other you have the installation of contemporary energy efficient materials. He encouraged the Applicant to see if a compromise could be made regarding the materials.

Mr. Clay stated that he was not opposed to having the entirety of the widow's walk be constructed from PVC so long as they could match the existing architectural details.

Mr. Fiori moved to continue the application of the Daryl and Andrew Peddar, Main Street Historic District, to replace windows and widow's walk at 252 Main Street to the meeting of April 6th. Mr. Ware seconded the motion. Chair Berrizbeitia, yes; Paul Ware, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes. The motion passed (5-0) by a roll call vote.

Documents Used: Historical Photos, Existing Photos, Materials and Specifications Details.

129 Main Street, Main Street Historic District, to install stone terrace, granite pavers and other landscaping modifications.

Diana Clymer appeared for the hearing along with Landscape Architect Kim Ahern. Ms. Clymer stated that the parcel in question, which is located on Sudbury Road, was previously made into a reading garden in 2003. They now would like to change the design.

Ms. Ahern stated that the current reading garden included a small lawn. Due to the popularity of the garden, the grass stopped growing and they eventually replaced it with mulch. The goal for this project is to minimize the mulch and make it easier for people to enjoy the space. Ms. Ahern stated that the new space will be enclosed in but retain flexibility. The proposed materials include granite pavers or possibly stone dust, framed by a low stone seat wall. Ms. Ahern noted that the stone dust would add softness to the space and it has already been incorporated in other areas surrounding the Library. Regarding the plants, Ms. Ahern stated that they would be focusing on incorporating native plantings and shade loving perennials.

Ms. Clymer noted that, while this is a more contained design, there would be exits throughout the space including a stone dust path. The new design is very welcoming, versatile and would enhance the space.

Mr. Clay stated he appreciated the incorporation of native plants and that the use of stone made sense. The use of stone seating would compliment what is being done in other parts of Concord. He asked for clarification on specific materials. Ms. Ahern stated that they are very interested in incorporating stone dust into the space. Mr. Clay asked how long the stone dust would last in place and Ms. Ahern stated that the dust would have a stabilizer in it. Ms. Clymer stated that the additional stabilizer was necessary as it would improve accessibility for wheelchairs.

Mr. Fiori asked if the space was visible from Sudbury Road and Ms. Ahern stated that it was largely hidden behind existing shrubs. She added that the goal is to make the space a hidden garden and that they will be adding more evergreens to make it feel more secluded. Mr. Fiori asked for clarification on the type of blocks they plan to install and Ms. Ahern stated that they will be incorporating large granite blocks, 18" thick and 18" high. The lengths of the blocks will vary. She is planning to contact the DPW to determine if she can source them in Concord.

Mr. Ware suggested a site visit.

Mr. Whitney asked if this project included lighting and Ms. Ahern stated it did not. Mr. Whitney stated that he liked the idea of incorporating the stone dust but added that the pavers would also be outstanding.

The Chair stated this project is an excellent opportunity to create something iconic to Concord that would be remembered for many years to come. He spoke in favor of the project's goals of sustainability and

ecological balance but added that the incorporation of the stone would create a large impervious surface that may not appear very welcoming. The Chair asked if there was a way to incorporate grass or a fountain into the space.

The Chair opened the hearing for public comments.

Nancy Fresella-Lee of 140 Walden Street liked the idea of incorporating places to sit as it reminded her of the Old Manse which has a space bordered by stone. However, she did state that such a space can feel cold and suggested incorporating planters or an arbor entrance.

The Chair closed the hearing for public comments.

Ms. Ahern stated that they did consider alternative surfaces within the space but noted that they did not want it to appear too residential. She explained that the Library Director wanted to have flexibility to include a tent if the need arose which is why they did not want to include an object in the center of the space. She liked the idea of incorporating grass but felt it would not last very long.

Mr. Clay moved to continue the application of the Concord Free Public Library Corporation, Main Street Historic District, to install stone terrace, granite pavers and other landscaping modifications at 129 Main Street to the meeting of April 6th with a site visit that same day. Mr. Whitney seconded the motion. Chair Berrizbeitia, yes; Paul Ware, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes. The motion passed (5-0) by a roll call vote.

Documents Used: Photos, landscape plans, site plans.

Other Business

Discussion: Ed and Bean Nardi, **252 Lexington Road**, American Mile Historic District; to construct an addition, raised deck and detached garage.

Ed and Bean Nardi were in attendance along with Tim Kearns and David Chase of DSK Engineering. In order to obtain some initial feedback from the HDC before preparing a formal application for a Certificate of Appropriateness, Mr. Kearns gave an overview of the project they have in mind. The structure is a bungalow-style home that was first built in 1911. They are proposing to modest addition to the garage and the home. Mr. Chase reviewed the existing conditions of the property. The detached garage is located to the right of the existing single-family home at the end of a long driveway. A row of hedges stands near the street front and there is a 100-year floodplain located in the rear of the yard. The setbacks and the 16-foot vegetation border located in the rear of the property will be maintained. Mr. Chase noted that the existing garage is in very poor shape and the owners would like to demolish and rebuild it. Additionally, they propose to construct a raised wrap-around porch, a portion of which had previously been removed to create a mudroom. Mr. Chase reviewed the locations of the two proposed additions to the side and rear of the house. Windows will be rebuilt and restored to their original historic appearance.

Mr. Kearns stated that the existing house currently has artificial siding. They are hoping to eventually remove it to identify the original historic pattern of the clapboards and shingles as well as the original color of the house. The goal is to create a home that evokes the original 1911 design.

The Chair noted that the bulk of this house is not visible from Lexington Road, and he did not believe the proposed project would change that view. He was in favor of creating additions that evoke the original style of the existing house.

Mr. Whitney stated that he understood and appreciated the overall approach to the design, however he felt the rear addition looked very bland and non-committal. Additionally, he expressed concern that the rear addition was almost as large as the house itself.

Mr. Ware had no comments regarding the proposed work .

Mr. Fiori agreed with Mr. Whitney's comments on the rear addition. He also feels that the design is bland but noted that he is not concerned about its overall size. Regarding the porch, Mr. Fiori stated that he would prefer for it not to be messed with. Mr. Kearns stated that there were changes made the porch over the years that this new design would rectify. He noted that presently, there is no good solution for a front door given its proximity to the road and the floor plan. Mr. Fiori asked Mr. Kearns to elaborate on the previous changes that were made, and Mr. Kearns explained that in 1925, a portion of the porch was enclosed to create a mudroom.

Mr. Clay stated that he was a fan of differentiation when it comes to new builds vs. old ones, however the design of rear addition did strike him as timid. He would like to see the original eave lines extended to the rear addition.

The Chair opened the hearing for public comments and there were none.

Mr. Kearns, Ed and Bean Nardi thanked the Commission members for their comments and stated that they would be taken into consideration.

Documents Used: Photos, site plan, proposed renderings,

The meeting was adjourned at 8:17 p.m.

The next Historic District Commission meeting is scheduled for Thursday, February 23, 2023.

Documents used during the meeting are on file in the Planning Division Office.

Minutes Approved on: 6/1/23